



**CROW
HOLDINGS**
INDUSTRIAL

The Silos at Sanders Farm
Building 4 | 9960 Mississippi Street
Merrillville, IN

270,906 SF

Q2 2025 DELIVERY



Building Size	270,906 SF
Land Site	20.58
Office Size	To suit
Clear Height	32' clear
Docks	27 docks (expandable)
Drive-in doors	2 DID (12' X 14')
Bay Size	52' X 50'
Speed Bay	60'
Auto Parking	259 surface car spaces
Trailer Parking	55 spaces
Power	3,000a/480/277v/3p 4-wire
Sprinklers	ESFR

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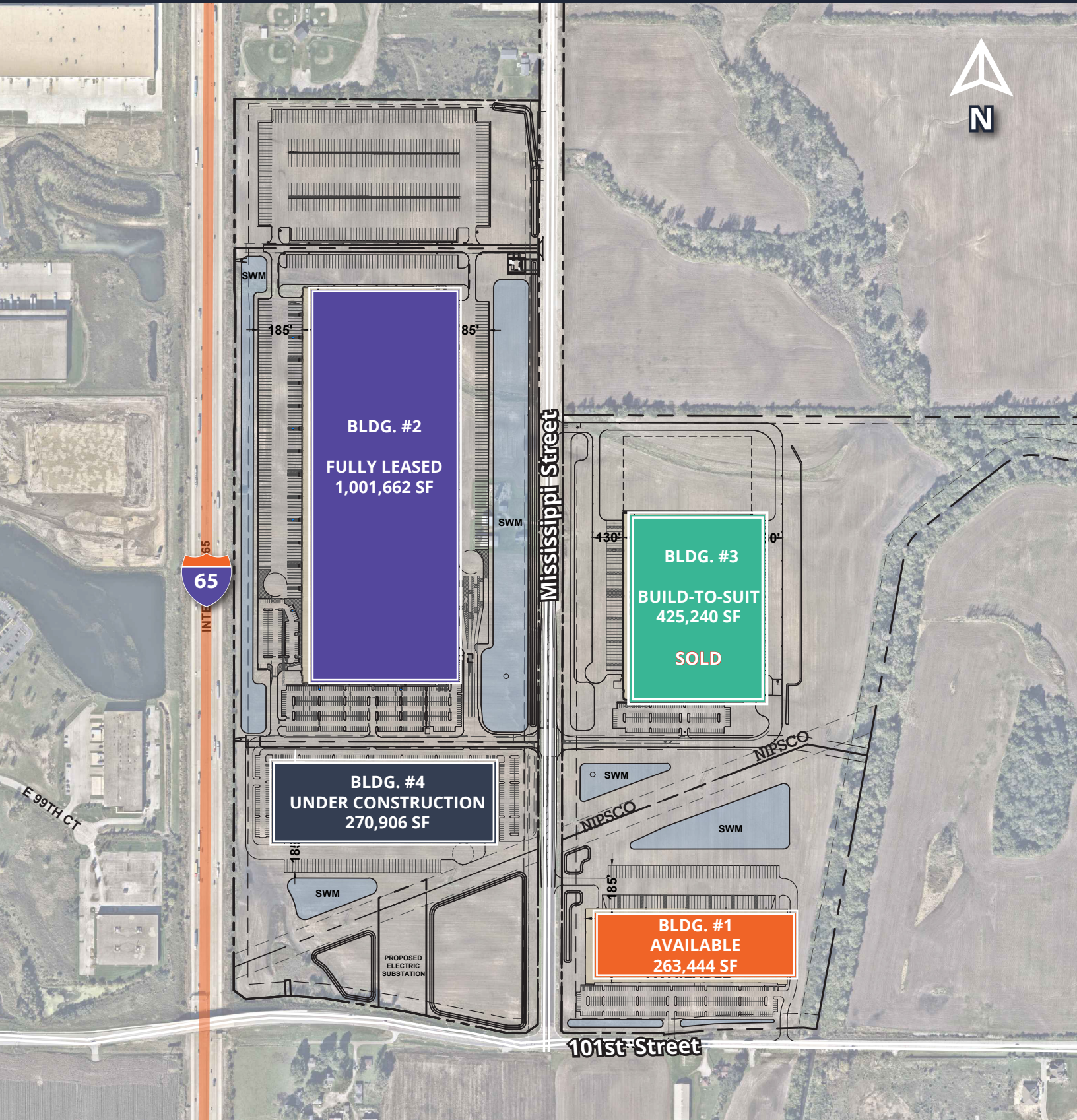


10 Year Tax Abatement Program in place

Clerestory windows on all building sides

I-65 visibility with over 65,000 cars per day

Lower costs on unemployment insurance, workers comp and hourly wages



10 Year Tax Abatement Program in place

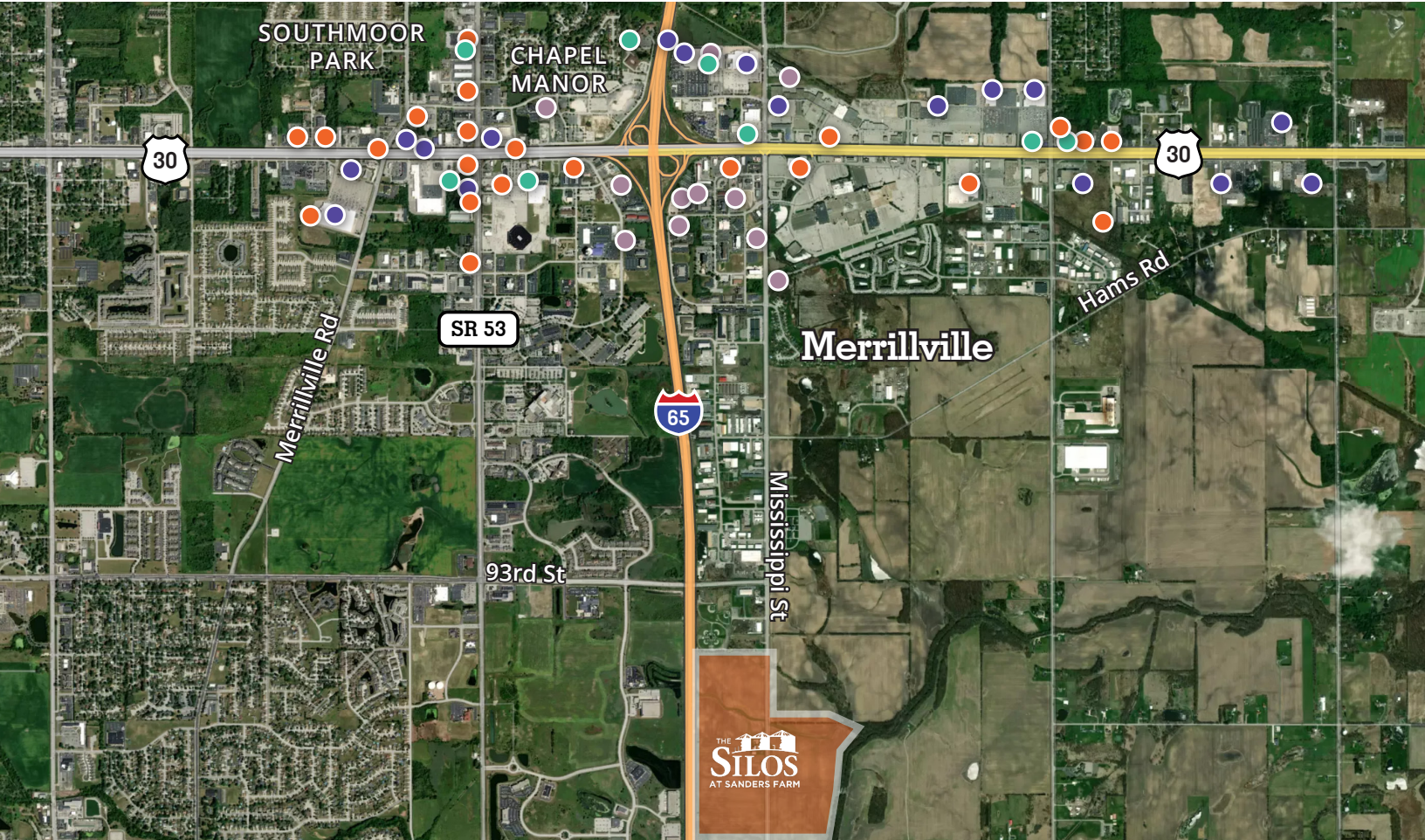
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Local Amenities

270,906 SF
9960 Mississippi Street
Merrillville, IN



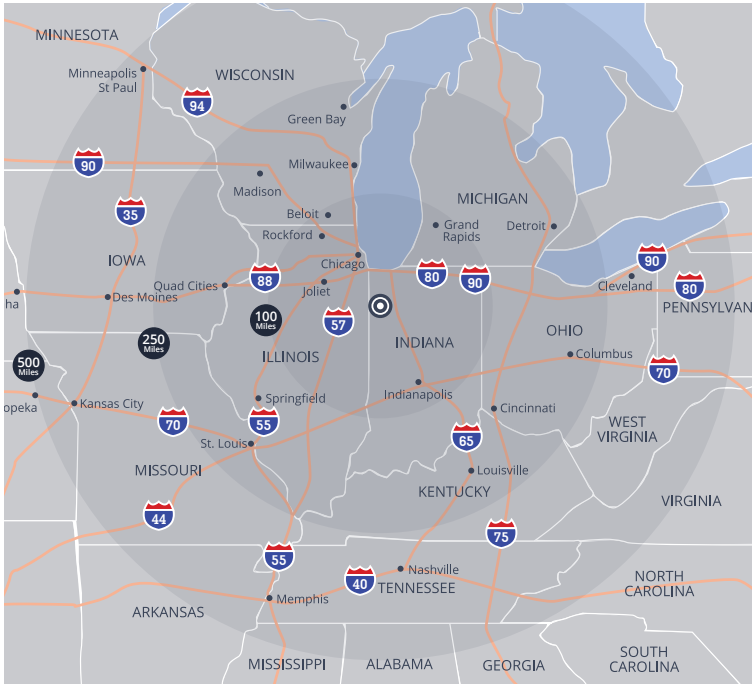
- Restaurants
- Gas stations
- Hotels
- Shopping

Area Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar Advertising
- S&S Truck Parts
- Winland Foods (Quality Pasta)
- Wabtec Corp.
- Big Lots!
- Fortified Packaging
- Domino's Pizza
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit Corp.
- NFI Industires
- Penske

One Day Delivery Map



A Transportation & Shipping Hub



Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the **4th and 6th highest volume air freight ports** in the United States



Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center of U.S. population

Northwest Indiana & Chicago Map



O'Hare International

Midway International

Bedford Park Transfer Yard

Gary/Chicago International

Elwood Intermodal Yard

Port of Indiana

I-65/I-80/I-90/I-94 Interchange

Silos at Sanders Farm
MERRILLVILLE, IN 46410

Inside INDIANA 2024

Compiled by the Indiana Economic Development Corporation

Best State Tax Climate Index

The Tax Foundation, 2024

- Michigan 11th
- Kentucky 18th
- Ohio 36th
- Illinois 37th



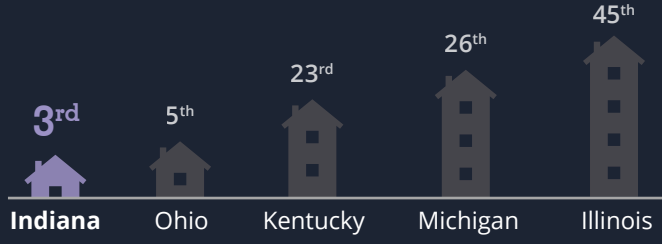
Best State to Start a Business

Forbes, 2024



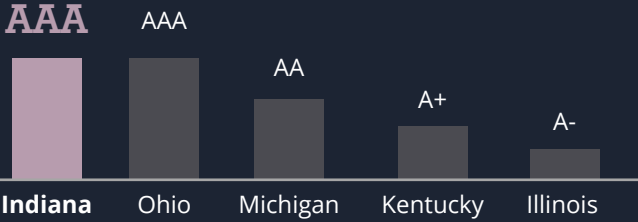
Workers Comp Premium Rate

State of Oregon, 2022



Property Tax Index Rank

The Tax Foundation, 2024



Bond Rating

Standard & Poor's Global, 2024

Cost of Doing Business

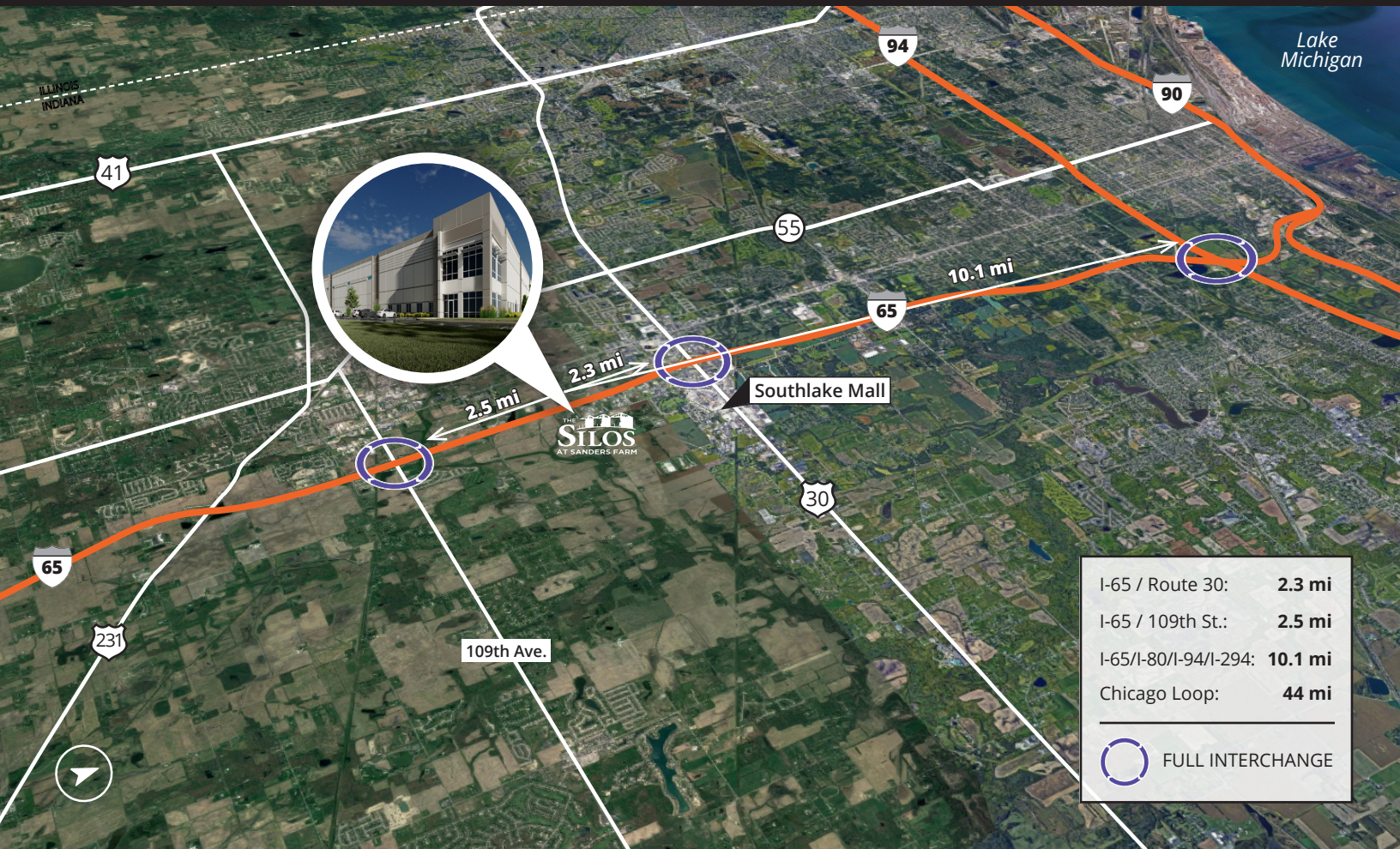
CNBC America's Top States for Business, 2023



5th State Infrastructure



CNBC State Infrastructure Ranking,



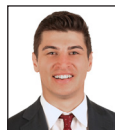
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